

1997-98 SESSION
COMMITTEE HEARING
RECORDS

Committee Name:

Joint Committee on
Finance
(JC-Fi)

Sample:

- Record of Comm. Proceedings
- 97hrAC-EdR_RCP_pt01a
- 97hrAC-EdR_RCP_pt01b
- 97hrAC-EdR_RCP_pt02

➤ Appointments ... Appt

➤

➤ Clearinghouse Rules ... CRule

➤

➤ Committee Hearings ... CH

➤

➤ Committee Reports ... CR

➤

➤ Executive Sessions ... ES

➤

➤ Hearing Records ... HR

➤

➤ Miscellaneous ... Misc

➤ 97hr_JC-Fi_Misc_pt03c_DPR

➤ Record of Comm. Proceedings ... RCP

➤

Joint Finance

16.505/16.515

14 Day Passive
Reviews

12/23/96 to

2/18/97

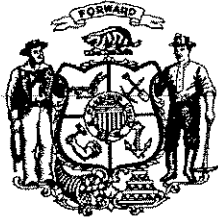
DNR 2/11/97

THE STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

ASSEMBLY CHAIR
SCOTT JENSEN

Room LL 1 MLK
P.O. Box 7882
Madison, WI 53707-7882
Phone: (608) 266-8535



315-N Capitol
P.O. Box 8952
Madison, WI 53708-8952
Phone: (608) 264-6970

JOINT COMMITTEE ON FINANCE

February 12, 1997

Secretary George Meyer
Department of Natural Resources
101 South Webster Street
Madison, Wisconsin 53707-7921

Dear Secretary Meyer:

We are writing to inform you that the members of the Joint Committee on Finance have reviewed your January 22, 1997, request pursuant to s. 23.0915(4), Stats., regarding the proposed 163 acre state land purchase from James and Carolyn Hartmon in the amount of \$326,000.

No objections to this request have been raised. Accordingly, the request is approved.

Sincerely,

Handwritten signature of Brian Burke.

BRIAN BURKE
Senate Chair

Handwritten signature of Scott Jensen.

SCOTT JENSEN
Assembly Chair

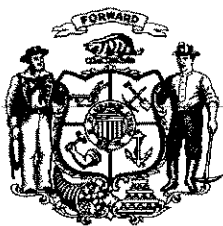
BB:SJ:jc

cc: Members, Joint Committee on Finance

THE STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

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ASSEMBLY CHAIR
SCOTT JENSEN

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JOINT COMMITTEE ON FINANCE

MEMORANDUM

To: Members
Joint Committee on Finance

From: Senator Brian Burke
Representative Scott Jensen
Co-Chairs, Joint Committee on Finance

Date: January 23, 1997

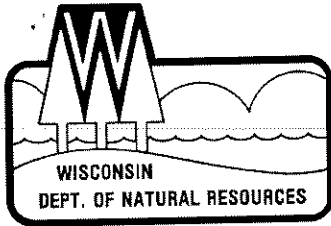
Re: 14 Day Passive Review/Land Purchase

Attached is a copy of a request from Secretary George Meyer regarding a proposed 163 acre state land purchase from James and Carolyn Hartmon in the amount of \$326,000. This request is pursuant to s. 23.0915(4), Stats., which requires the Department of Natural Resources to notify the Joint Committee on Finance of all stewardship projects in excess of \$250,000.

Please review this item and notify Senator Burke or Representative Jensen no later than Tuesday, February 11, 1997, if you have any questions about this request or would like the Committee to meet formally to consider it. If no objections are heard by that date, the request will be approved.

Also, please contact us if you need further information.

BB:SJ:jc



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary

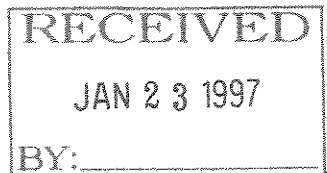
PO Box 7921
101 South Webster Street
Madison, Wisconsin 53707-7921
TELEPHONE 608-266-0823
FAX 608-267-2750
TDD 608-267-6897

JAN 22 1997

IN REPLY REFER TO: P-1688

Honorable Brian Burke
Member State Senate
302 Hamilton
C A P I T O L

Honorable Scott Jensen
Member State Assembly
Room 315N
C A P I T O L



Dear Senator *Brian* Burke and Representative *Scott* Jensen:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 163-acre land purchase from James and Carolyn Hartmon for \$326,000. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of all Stewardship projects more than \$250,000 in cost. The Natural Resources Board approved the purchase at the January meeting. The land is required for Scenic Protection and Public Recreation for the Willow River State Park. There are sufficient funds appropriated to complete the purchase.

The file number is P-1688 and the land is located in St. Croix County. Attached please find a memo and maps describing this transaction. The Department has notified local elected officials and state representatives regarding this transaction and I have not received any objections.

I certify that this request for consideration meets all applicable state and federal statutes, rules, regulations, and guidelines. This certification is based upon a thorough and complete analysis of this request.

If you do not notify the Department within 14 working days after this notification that the Committee has scheduled a meeting to review the proposed transaction, the Department will proceed with the approval process. If the Committee has no objections, the Department will forward the proposal to the Governor for his consideration. If you need additional information, please contact David Morehouse at 266-2241. Mr. Morehouse is available to answer any questions you may have in this matter.

Thank you for this consideration.

Sincerely,
George
George E. Meyer
Secretary

cc: Legislative Fiscal Bureau

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: December 27, 1996

FILE REF: P-1688

TO: Governor Thompson

FROM: George E. Meyer *Handwritten signature*

SUBJECT: Proposed Land Acquisition, Hartmon Tract, File # P-1688,
Option Expires February 20, 1997

1. PARCEL DESCRIPTION:

Willow River State Park
St. Croix County

Grantor:

James and Carolyn Hartmon
1108 STH 12
Roberts, WI 54023

Acres: 163

Price: \$326,000

Appraised Values: \$208,000; \$240,000

Interest: Purchase in fee.

Improvements: None

Location: The tract is located 7 air miles east of the St. Croix River, in west-central St. Croix County.

Land Description: The land is rolling grassland and cropland.

Water: There is a pothole pond on the property that is about 10 acres in size. There is also frontage on an unnamed stream that runs through the parcel.

<u>Coertype Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Cropland	60
	Pasture	93
	Water	<u>10</u>
	TOTAL	163

Zoning: Warren - Agriculture/Lowland Conservancy
St. Joseph - Agriculture/Residential

Present Use: Agriculture

Proposed Use: Public Recreation and Scenic Protection

Tenure: 19 Years

Property Taxes: \$1,989.34

Option Date: November 22, 1996



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Paper

2. JUSTIFICATION:

The 163-acre Hartmon parcel is proposed for purchase for the Willow River State Park. Acquisition will allow for protection and management of the natural and scenic values of the site and will provide opportunities for public recreation in the future.

Willow River State Park is located just outside the city limits of Hudson in the western part of the state, about twenty-five miles east of St. Paul, Minnesota. The project was established in 1967 to provide opportunities for recreation, protect the fishery of the Willow River, and protect the scenic resources along the Willow River. In 1993, the project boundary was expanded, as were the goals of the project, to include restoring and protecting natural spring pond and wetland communities, protecting habitat for rare species, and reducing the adverse impacts of suburbanization in one of the fastest growing areas of the state. The park is used for fishing, hunting, hiking, cross-country skiing, biking, and outdoor education.

The property proposed for purchase contains 60 acres of cropland, 93 acres of fallow pasture, and 10 acres of a prairie "pothole" pond. There is also a small, unnamed stream that runs through the parcel. The tract is listed on the Natural Heritage Inventory as having one of the last remnant prairie lakes and dry prairies in St. Croix County. The fallow pasture area, which is the dry prairie area, is reported to have been grazed only, and never tilled for crops. This makes the site an excellent candidate for prairie restoration. The site currently supports some native prairie plants, and provides habitat for grassland songbirds as well as other game species. The future management of the Hartmon parcel will focus on preservation and enhancement of its prairie ecosystem. Present access to the parcel is across private lands. Indications are that the adjacent landowners would permit Department personnel to access the subject property for management purposes only. Future acquisitions would provide access to the tract and provide public recreational opportunities.

The primary appraisal for the property determined the value of the parcel at \$1,300/acre for 160 acres or \$208,000. The appraiser didn't assign a higher value because there is currently no road access to the parcel, so it was not considered "ripe" for development. A second appraisal, using the same premise, estimated value at \$240,000. However, the Hartmon's have recently received written offers from two other parties. A private developer, who owns and has developed nearby land, and could provide road access and subdivide the parcel offered \$326,000. Game Unlimited, a private hunting club that also owns land adjacent to the Hartmon's, made a written offer of \$327,000. These offers show the high demand for developable land in close proximity to the Twin Cities. In light of the high quality ecosystem of the parcel, and the demand for developable lots in the area, the Department has offered the Hartmon's \$326,000 for the property (35.8% over highest appraised value).

This property is located in one of the fastest growing population areas in the state. Developmental pressures are high for rural residential sites, especially wooded tracts. The Department recommends purchase of this property to protect the natural and scenic resources of the site, to provide opportunities for public recreation, to protect the site from

incompatible development and provide green space for the Hudson area, and to consolidate state ownership.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds Allotted to Program:	Balance on Hand After Proposed Transaction:
\$1,927,918	\$215,460

4. ACQUISITION STATUS OF THE WILLOW RIVER STATE PARK:

Established: 1967
Acres Purchased to Date: 3,202.67
Acquisition Goal: 5,260.00 Acres
Percent Complete: 60.9%
Cost to Date: \$1,946,663

5. APPRAISAL:

Appraiser: Norman J. Mesun (Private Appraiser)
Valuation Date: August 21, 1996
Appraised Value: \$208,000
Highest and Best Use: Low Density Residential Use

Allocation of Values:

- a. land: 160 acres @ \$1,300 per acre: \$208,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$1,303 to \$1,427 per acre

Appraisal Review: Ronald P. Olson - October 10, 1996

Comments: The parcel is actually 163 acres in size, not 160. One of the quarter quarter sections is a "correction section" and actually contains 43 acres. This fact has been verified by the Department's local land agent.

A second appraisal report by T. Morgan, also a private appraiser, estimated value at \$240,000 as of January 17, 1996.

RECOMMENDED:

David C. Morehouse
David C. Morehouse

1/2/97
Date

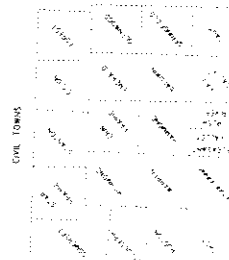
Richard Henry
Bureau of Legal Services

1/3/97
Date

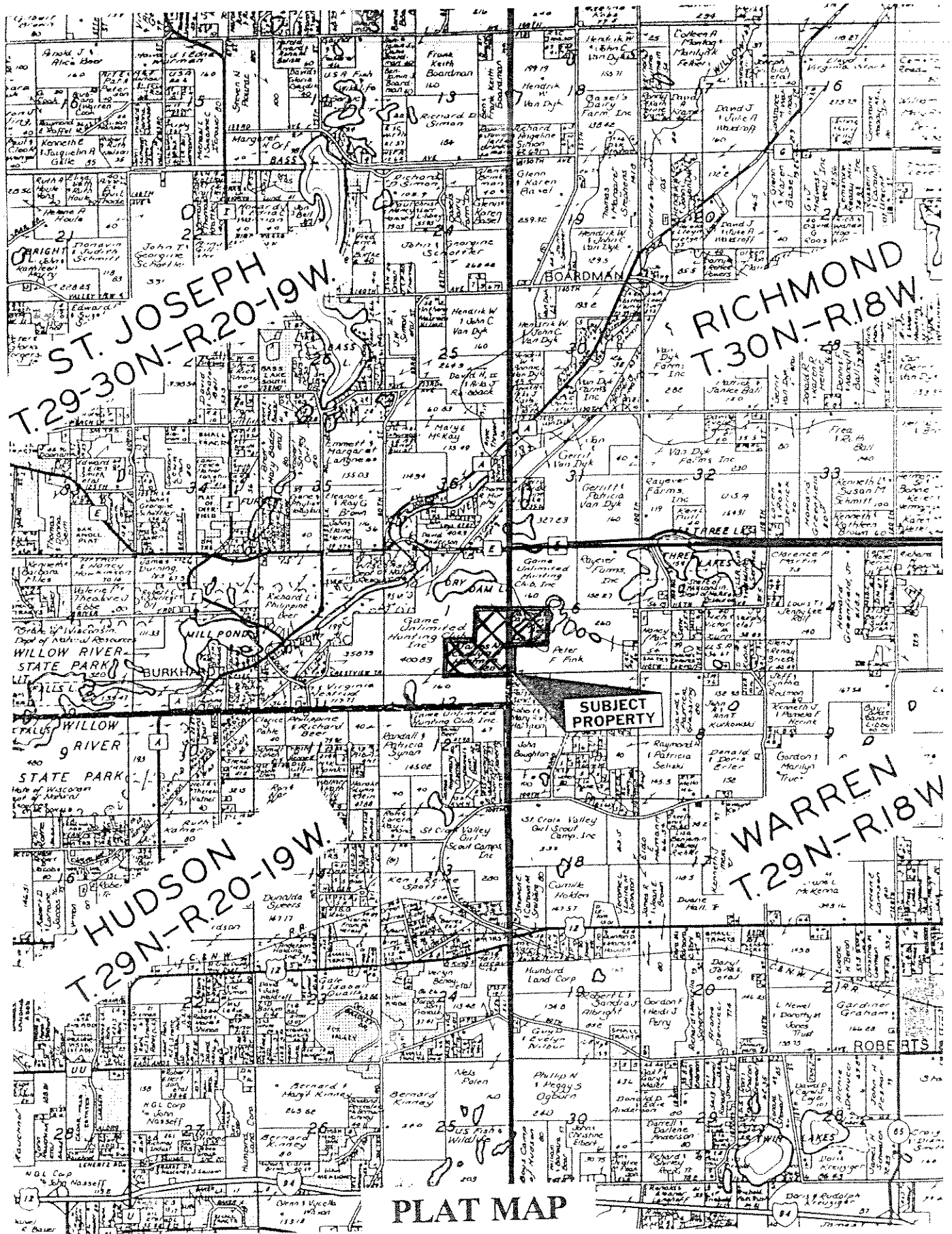
Howard S. Druckenmiller
Howard S. Druckenmiller

1/3/97
Date

TMT:am

[illegible]

HARTMON PROPERTY



PLAT MAP

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